



MINUTES

**Village of Westmont
Regular Meeting
Economic Development Committee
March 4, 2015, 9:00 A.M.**

Westmont Village Hall Executive Session Room
31 West Quincy Street, Westmont, IL

1. Call to Order

Chairman Addington called the meeting to order at 9am

2. Roll Call

Jim Addington, Chairman- present
Ron Gunter, Mayor - present
Susann Senicka, Trustee - present
Bruce Barker, Trustee - present
Harold Barry, Trustee - absent
Bob Scott, Trustee- absent
Nancy Martens, Citizen Representative - present
Virginia Szymiski, Village Clerk - present
Corinne Beller, Citizen Representative - present
Jamie Reilly, School Representative - absent
Kevin Carey, School Representative - present
Frank Brady, Business/Resident Representative - present
Larry Forssberg, Chamber Executive Director - present
Craig Grember, Citizen Representative - absent
Bill Kalafut, Business/Resident Representative - present
Larry Kaufman, Director of Fire Prevention Bureau - absent
Steve May, Village Manager - present
Gregg Pill, Business/Resident Representative - present
Bob Fleck, Landscape Architect - present
Thomas Mulhearn, Police Chief - present
Dave Weiss, Fire Chief - present
Jill Ziegler, Community Development Director - present
Larry McIntyre - absent
Steve Riley - present
Mike Ramsey, Acting Public Works Director - present
Joe Hennerfeind - present
Nick Weinert, Building Commissioner - present
Rose Gross, Administrative Assistant - present

3. Pledge of Allegiance

4. Minutes

The Minutes from the February 3rd, 2015 meeting were reviewed. A motion was made to accept the minutes and it was approved.

5. Old Business

- A. **Salon at 128 S. Cass Ave.** - Plans are moving forward. This will be on the agenda for the March Planning & Zoning Committee.
- B. **Corner Redevelopment** - Moving forward.

6. New Business

- A. **25 W. 63rd St., old Pizza Hut location** - Mark Butler of Butler Partners is the owner of this property. He spoke of the number of businesses whom he is spoken with to develop this property. This building was built for Pizza Hut in 1971, it was a built to suit building which makes it hard to get someone else in the building. Mr. Butler has owned this building for 6 years, it has been vacant for two. One issue with the building is it is only 1,800 square ft. Mr. Butler introduced Kent Feazell with Express Oil Exchange. Mr. Feazell gave a presentation on the possibility of building a Express Oil Exchange at this location. This company is out of Birmingham, Alabama, there are currently 208 franchise locations in 16 states. If built, this store will be the "flagship" store in the Chicagoland area. Rich Wilke was introduced and will be the franchisee of this location. Oil change places have a 99% survival rate, there will be a low impact on traffic. Approximately three (3) cars per hour, thirtyfive (35) per day. Besides oil change, they are a full service auto care, doing: brakes, tires, etc. Express Oil Change is a different type of oil change place, it is a drive thru. The customer would pull into the bay, get the oil changed pay and leave, done in ten minutes. The building is a brick and mortar building. Landscaping was discussed. Busiest time of day is usually lunch time. They will be closed on Sunday. A brief discussion regarding water for the building was given by Mike Ramsey. Chief Weiss mentioned his concern at getting fire equipment to the back building. It was suggested that the two buildings be switched to allow the Fire Department to get to the back building if necessary.

Comments - Sounds good, buildings seem to be well maintained. It was mentioned to discuss in more detail about the landscaping for the location. Definitely a positive note to be the flagship store in the Chicagoland area. Discussion on the buildings being flip-flopped for safety reasons.

Motion passed - all in favor

7. Other Information

- A. **Bishop's Chili** - 90th Anniversary in Westmont. Bishop's has been in Westmont since the 70's.

- a. This discussion spurred a discussion on the Village's 100th Anniversary. It was suggested that we start planning now. It was mentioned by Mayor Gunter, that they may be something for the 95th next year.

B. Westmont Economic Development Partnership Marketing Opportunities.

- a. Focus groups commercial and residential developers, in small groups of five to six people.
- b. Discussion on school facility tour. Dist. 201, Maercker School is interested. Downers Grove & Hinsdale are next to be spoken to.
- c. Discussion on social media advertising, radio spots etc.

C. Next Tour - Save the Date - April 8, 2015 Taiwanese Cultural Center @ 55 E. 63rd St.

A. Updates -

Update from Larry Forssberg:

- 1. Dunkin Donuts @ 121 W. Ogden Ave. is now open
- 2. Dairy Queen - plans are being reviewed. This will be at 695 N. Cass Ave.
- 3. Discussion on gaming in the Village, current and future.

B. Miscellaneous

Red, White & Blue BBQ was discussed as was Race to the Flag.

8. Adjourn The meeting was adjourned at 10:18 am